

SEPTEMBER 18, 2017

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman Ali Vaezi at 7:30 PM.

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act;
and
4. filing said notice with the Township Clerk.

Present: Vaezi, Farino, Mayor Watters, Hayes, Spender, Jewell, Keggan, Creedon.

Absent: Hight, Barton, Minter, Cruts, Petteruti.

Also present: William Edleston, Esquire; Drew DiSessa, P.E.

The Pledge of Allegiance.

MOTION was made by **HAYES** to approve the **minutes** of the **August 21, 2017** meeting, as submitted.
SECONDED: VAEZI.

Those in favor: Farino, Mayor Watters, Hayes, Spender, Jewell, Vaezi.

Opposed: None.

Abstained: Keggan, Creedon.

MOTION was made by **VAEZI** to approve the resolution for **Case #16-04, Rhodes-Sheninger**, as submitted.

SECONDED: HAYES.

Those in favor: Mayor Watters, Hayes, Jewell, Farino, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **HAYES** to approve the resolution for **Case #17-04, Elaine R. Cacciarelli**, as amended.

SECONDED: SPENDER.

Those in favor: Hayes, Spender, Jewell, Farino, Mayor Watters, Vaezi.

Opposed: None.

Abstained: None.

Case #16-03, The Meadows at Mansfield, LLC Resolution

Present for the applicant: William Hotz

Edleston explained that Hotz was present to update the Board on the water supply plan for The Meadows project.

Hotz presented an exhibit showing the technical sheets for temporary water tanks that would provide the supplemental number of gallons of water in order to meet the fire flow requirement, and until such time as the 12" water main from New Jersey American Water Company is fully installed. Hotz explained there would be fully functioning fire hydrants, and the three 21,000-gallon tanks would be temporary. Hotz indicated the tanks would be located outside the first thirty building lots.

Jewell asked how the tanks would be kept from freezing in the winter months. Hotz explained the water at the top of the tank might freeze, but given the volume of water, they would not freeze solid.

Farino suggested that the applicant could build up some dirt around the tanks for protection, and possibly provide a heat source for the valves. Hotz replied they could provide a temporary heat source at the valve is necessary. Jewell mentioned that if the valve is inserted far enough into the tank it wouldn't freeze.

DiSessa suggested that a test be performed each month to confirm the tank was operating properly.

Vaezi asked if the applicant had confirmation from New Jersey American Water that the proposed solution was acceptable. Hotz replied they would be signing a water main extension agreement.

Mayor Watters asked how long the temporary tanks would remain in place. Hotz replied they were expected to remain in place for twelve months. Hotz explained further the sequence proposed for the installation of the 12" water main to the project. Hotz also explained further the requirement that have to be maintained for proper fire flow.

Further discussion took place regarding options in providing water, and the necessity of the temporary tanks. Hotz stated they could provide a temporary electric service to provide the heat necessary to maintain a freeze free valve connection. Hotz also agreed to provide a once per month test to confirm proper functionality of the tanks. Hotz mentioned again there will also be live hydrants available to provide water to fight fires.

Edleston indicted the resolution would be amended to reflect the inclusion of the inspection and review fees to be 100% paid by the applicant, a temporary electrical service to provide a heat source at the valve connection to prevent freezing, and a once per month functionality test.

MOTION was made by **SPENDER** to approve the resolution for **Case #16-03, The Meadows at Mansfield, LLC**, as amended.

SECONDED: JEWELL.

Those in favor: Spender, Jewell, Farino, Mayor Watters, Vaezi.

Opposed: None.

Abstained: None.

Under old business, Farino mentioned there are invoices submitted for the NJ Cars situation, and the matter should be addressed in order to put an end to it. Farino stated, it was his opinion, the Board should consider amending the resolution in order to reflect the exact intent of the Board findings. Farino further stated it was his belief the Board intended to allow parking outside the fence by employees and customers. Farino further indicated that he was not in favor of business being conducted outside the fence, but he was in favor of an NJ Cars owned roll back truck being allowed to deliver vehicles there.

A discussion took place regarding notice for a hearing on any amendment to be made to the resolution. Edleston indicated that Mrs. Thompson and the NJ Cars owners should be provided notice that the Board was potentially going to discuss an interpretation, and possible amendment of the resolution. DiSessa stated that any clarification of the resolution would help with enforcement. Edleston stated he would send letters to Mrs. Thompson, and to the NJ Cars applicant, informing them the matter would be discussed at the next regular Land Use Board meeting.

MOTION was made by **SPENDER** authorizing payment by the Township Committee the **invoices** submitted by the professionals.

SECONDED: FARINO.

Those in favor: Jewell, Keggan, Creedon, Farino, Mayor Watters, Hayes, Spender, Vaezi.

Opposed: None.

Abstained: None.

The Chairman read into the record a letter from the Board Secretary/Clerk, Patti Zotti, officially confirming her retirement date effective October 1, 2017. The Chairman indicated that notice had been given early in August, and that JoAnn Griffith would be taking over the position. The Chairman thanked Zotti, and offered recognition of a job well done.

The Chairman adjourned the meeting at 8:49 PM.

Respectfully submitted,

Patricia D. Zotti, Clerk

As amended 10/16/17